

110.0

0001

0017.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
894,800 / 894,800
894,800 / 894,800
894,800 / 894,800
Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
105		ORIENT AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BALAKRISHNAMA SURESH ETAL	
Owner 2: TRS/ BALAKRISHNAMA/RAO FAMILY	
Owner 3: 2018 REVOCABLE INTER VIVOS TR	

Street 1:	105 ORIENT AVE
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Own Occ:	Y
Postal:	02474
Type:	

PREVIOUS OWNER	
Owner 1:	BALAKRISHNAMA SURESH & -
Owner 2:	RAO NIMISHA -
Street 1:	105 ORIENT AVE
Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Postal:	02474

NARRATIVE DESCRIPTION	
This parcel contains .159 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2015, having primarily Clapboard Exterior and 1874 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
Amount	Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R1	SINGLE FA	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D		Topo					
s		Street					
t		Gas:					

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6930	Sq. Ft.	Site			0	70.	0.82	6			Heavy T	-10					395,577							395,600

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	6930.000	498,400	800	395,600	894,800	
Total Card	0.159	498,400	800	395,600	894,800	Entered Lot Size
Total Parcel	0.159	498,400	800	395,600	894,800	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	477.48	/Parcel: 477.48	Land Unit Type:

User Acct	315800
GIS Ref	
GIS Ref	
Insp Date	10/26/18
16000!	

USER DEFINED

Prior Id # 1:	70041
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	21:44:52
LAST REV	
Date	Time
09/05/19	15:51:15
apro	
16000	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	498,400	800	6,930.	395,600	894,800		Year end	12/23/2021
2021	101	FV	484,000	800	6,930.	395,600	880,400		Year End Roll	12/10/2020
2020	101	FV	484,000	800	6,930.	395,600	880,400		Year End Roll	12/18/2019
2019	101	FV	404,100	800	6,930.	389,900	794,800		Year End Roll	1/3/2019
2018	101	FV	404,100	800	6,930.	299,500	704,400		Year End Roll	12/20/2017
2017	101	FV	404,100	800	6,930.	282,600	687,500		Year End Roll	1/3/2017
2016	101	FV	406,300	800	6,930.	260,000	667,100		Year End	1/4/2016
2015	130	FV		0	6,930.	268,800	268,800		Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BALAKRISHNAMA S	72057-526	1	12/26/2018	Convenience		1	No	No	
MAHONEY WILLIAM	65153-283		4/1/2015		725,000	No	No		
DE NAPOLI WILLI	61774-85		5/10/2013	Mult Lots	325,000	No	No		SEE SUBDIVISION PLAN 917 OF 2013

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
8/18/2014	1015	New Buil	350,000	8/18/2014				Construct new sing	10/26/2018	MEAS&NOTICE	HS	Hanne S
									3/31/2015	Meas/Inspect	PC	PHIL C
									1/16/2015	Measured	PT	Paul T
									8/18/2014	Info Fm Prmt	PC	PHIL C

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/

